WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

R-VRES-14-0903

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Volunteer State Properties, LLC	**Volunteer State Properties, LLC**	
(NAME) **2568 Salem Road**	(NAME) **2568 Salem Road**	**84-1-126.00**
(ADDRESS) **Montevallo, AL 35115**	(ADDRESS) **Montevallo, AL 35115**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **LEONA ANN HOWELL INGRAM, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **VOLUNTEER STATE PROPERTIES, LLC,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 7, ROSE ESTATES, SECTION ONE, as shown on plat of record in Plat Book 3600, Page 37, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Quitclaim Deed from Mark A. Ellmore, Jr., Trustee to Leona Ann Howell Ingram as recorded on the 1st day of November, 2002 in Instrument No. 20021101-0134145 and part of Warranty Deed from Carl Batson and wife, Bettye Batson to Everett Leo Howell and wife, Hazel Ruth Howell as recorded on the 2nd day of September, 1964 in Deed Book 3807, Page 899, in the Register's Office of Davidson County, Tennessee. Said property is not the primary or marital residence of Leona Ann Howell Ingram.

This conveyance is subject to:
- County of Davidson taxes for the year 2014.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROSE ESTATES, SECTION ONE, as recorded in Plat Book 3600, Page 37, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants recorded in Book 3676, Page 361, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **903 Rose Park Drive, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20140058568 DEEDWARR
Recvd: 08/11/14 10:41 2 pgs
Fees:13.00 Taxes:481.00
20140811-0072048

Witness my/our hand(s) this the 1st DAY OF AUGUST, 2014.

Leona Ann Howell Ingram

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEONA ANN HOWELL INGRAM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of August, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212